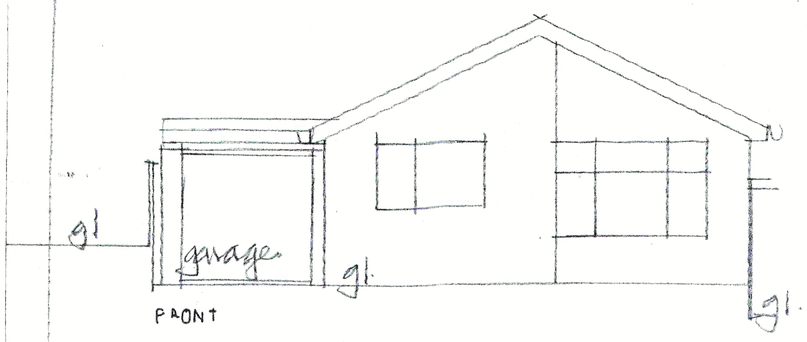

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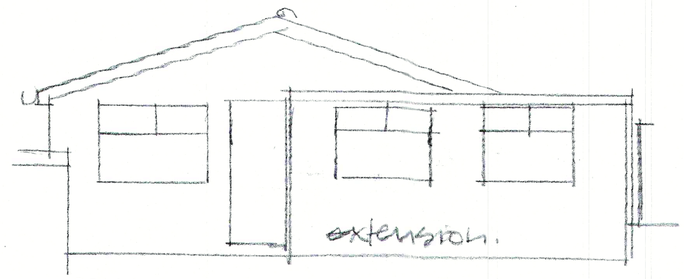
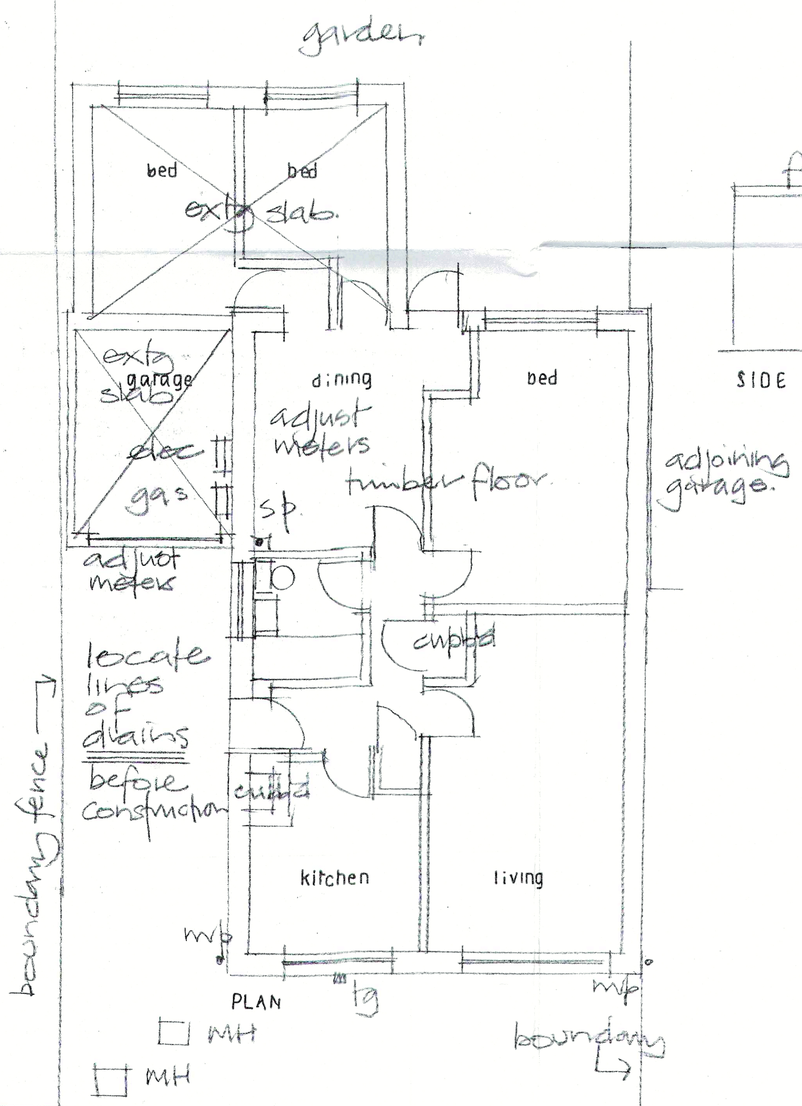
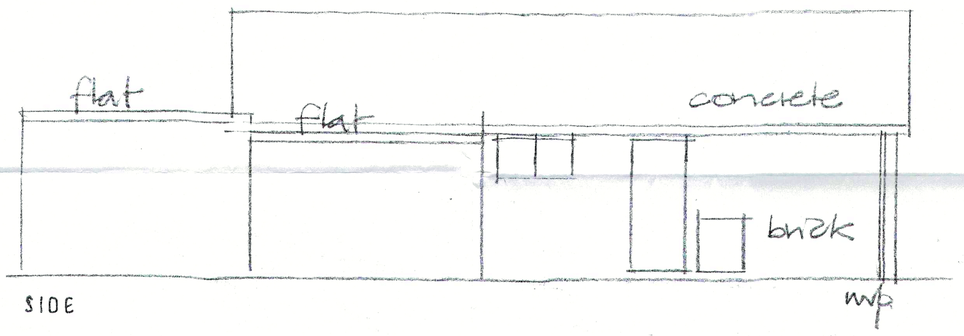


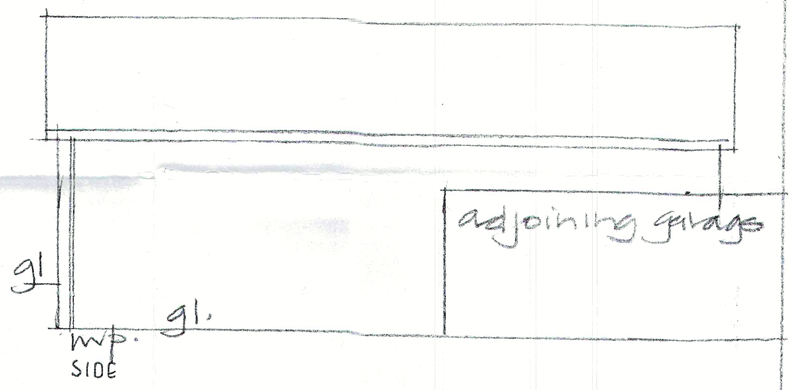
REAR



PLAN



SIDE



SIDE

EXISTING LAYOUT + ELEVATIONS 162 STARRING WAY UTTLEBOROUGH 1:50

DWG NO 162/L/1

DRAINAGE - CHECK ALL DRAINS/SEPARATE+ALLOW FOR EXTEND+RENEW BEFORE WORKS STARTS+ENGAGE 150CONCRETE+FIX RG LINKSEALS TO BRICKWORK ALL BEFORE CONSTRUCTION STARTS.
100GUTTER INTO 68 RAINWATER PIPE TRAPPED BELOW
42WASTE 75DEEP SEAL ANTI VAC TRAP TO SHOWER BATH
36 " BASIN
100WASTE TO MUNITKWIK TO WC INTO 100SOIL PIPE ABOVE BEND ROOFING SYS. CAGE/ADMITTANCE VALVE.
100SVP/SHEVE. 1:40 DRAIN INTO EXISTING MANHOLES

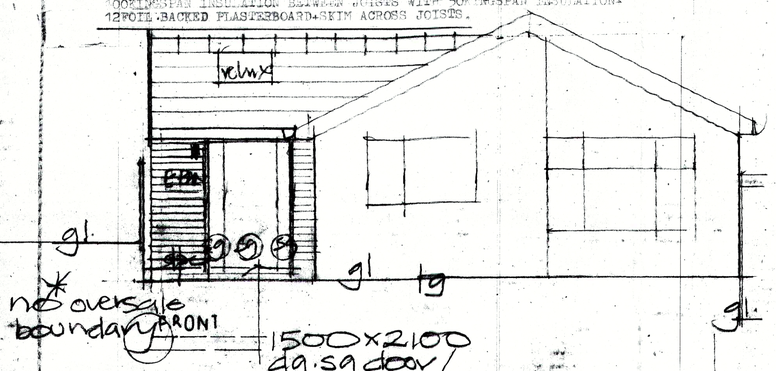
REAR FLAT ROOF - ALLOW FOR CHECKING HEIGHTS+ALLOW FOR CARRYING VENT THROUGH ALLOW FOR RENEWING GRP ROOFING+LAKING DOWN CEILINGS TO REINSULATE+CHECK JOISTS.
MINERAL ROOF OR SIMILAR ROOFING BONDED TO UNDERLAYER ON 25EXTERIOR PLY ON FIRRING PIECES ON 175x50JOISTS AT 400CENTRES OVER 150x50BEARER STRAPPED TO 100x50WALLPLATE 1200 x30x6MM MS STRAPS AT 1000CENTRES 100KINGSPAN INSULATION BETWEEN JOISTS WITH 50KINGSPAN INSULATION+ 12FOIL-BACKED PLASTERBOARD+SKIM ACROSS JOISTS.

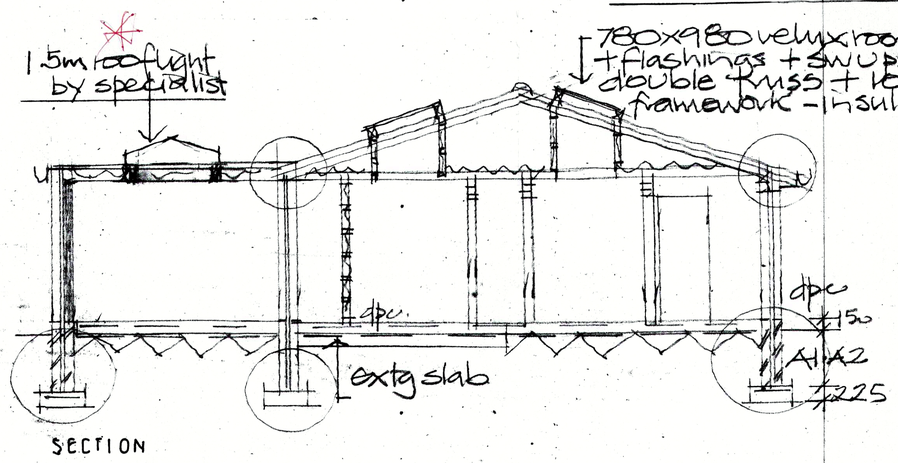
SIDE ROOF - 10W PITCH 17½/2 FIX UPVC DRY RIDGE VENT TILE SYSTEM. UPVC DRY VERGE HEADS TO PVC FASCIA +SOFFIT 25VENTILATOR TO SOFFIT OUTSIDE TO CLOSE CAVITY.

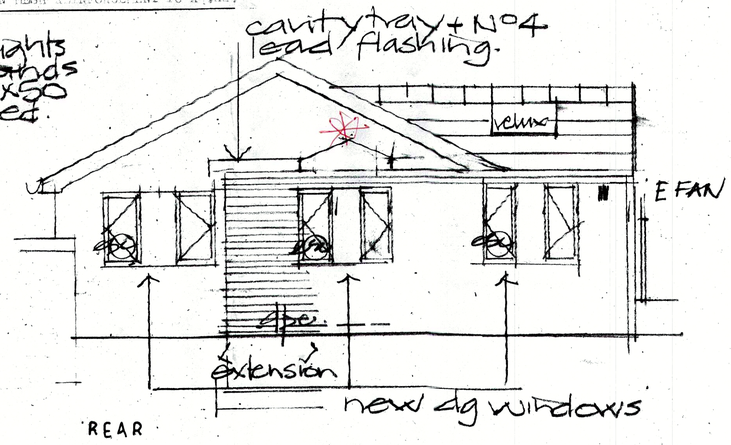
MARLEY MODERN CONCRETE TILES TO SPECIFICATION ON ON 50x25 TREATED BATTENS ON BREATHABLE ROOFING FELT ON ROOF TRUSSES AT 600CENTRES ENGINEERS TRUSS DETAIL SENDER CONSTRUCTION-REDESIGNED TRUSSES AT 600 CENTRES NO 5 VALLEY SETS ON VALLEY BOARDS. 100x25 HORIZONTAL DIAGONAL BRACING TO BS5268 100x38x6MM MS STRAPS AT 1000CENTRES 50KINGSPAN STREPSLAB INSULATION 12MM BACKED PLASTERBOARD+SKIM TO FINISHED ROOF LEVEL.

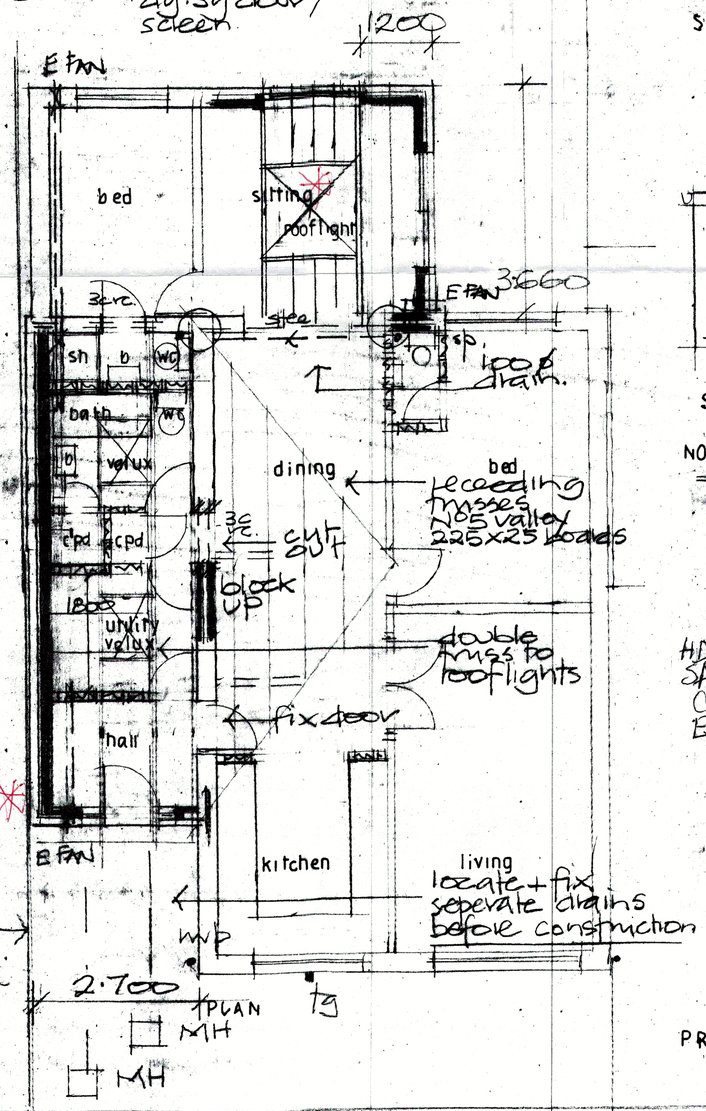
WALLS U VALUE 0,26w m²c
102 FACING BRICK TO MATCH 50CLEAR CAVITY 60KINGSPAN WALLTHERM INSULATION 100 THERMAL BLOCKWORK STAINLESS STEEL WALL TIES AT 750HORIZONTALLY 450 VERTICALLY 12PLASTERBOARD+SKIM ON DABS SKIM+ING 25+50LIJD PARTITION 100 BATT INSULATION 12PLASTERBOARD+SKIM.

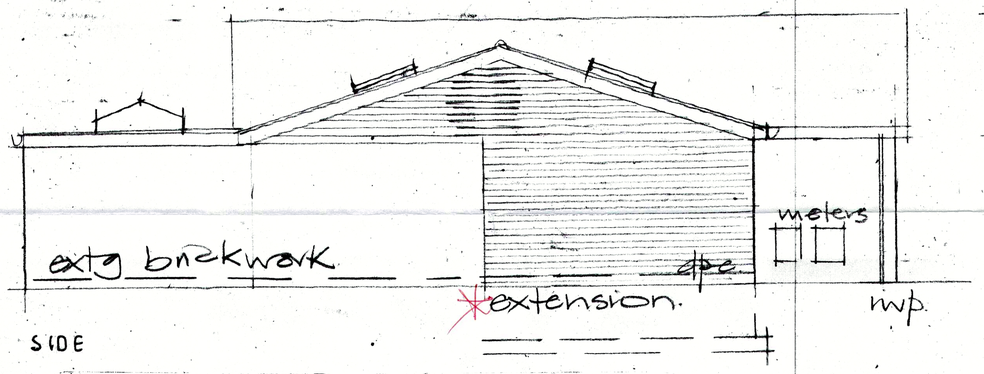
FLOOR, FOUNDATION
SLAB FINISH ON 150 1:2:4CONCRETE SLAB WITH MESH REINFORCEMENT ON DPM(UNDER ON 50KINGSPAN INSULATION ON 1200 VISQUEEN DPM OR METHANE GAS MEMBRANE/C.AVITY (BATS/AIRBRICKS ON BLINDING ON 150COMPACTED HARDCORE. 600x225 1:2:4 CONCRETE STRIP FOUNDATION MESH REINFORCEMENT TO A1,A2.

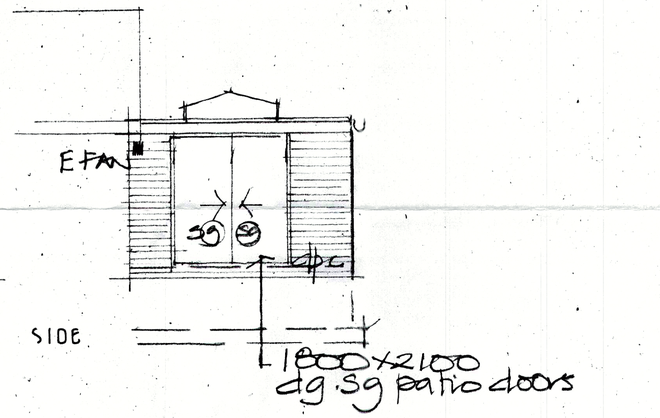












NOTES

- ALLOW FOR ALL PERMISSIONS UNDER THE PARTY WALL ACT1996 FROM ADJOING OWNER.
- ALLOW FOR CHECKING +ADJUSTING GAS+ELECTRIC SERVICES+CHECK LINE OF DRAIN BEFORE ANY WORKS STARTS.
- ALLOW FOR CHECKING +MAKING ALL CONSTRUCTIONAL+MATERIAL QUERIES BEFORE WORKS STARTS
- ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION
- ALL WORKS TO COMPLY BUILDING REGULATIONS 2010+AMENDMENTS
- ALL STRUCTURAL TIMBERS STRESS GRADED TREATED ENDS
- ALL CAVITIES TO BE CONTINUOUS CUT DOWN INSULATED CAVITY LINTELS TO OPENINGS INSULATED CAVITY CLOSURES TO DOOR WINDOW REVEALS CILLS.
- WINDOW VENTILATION TO 1320th FLOOR AREA BRICKIE VENTS TO 8000mm2.
- ALL ELECTRICAL WORKS TO NICEIC REGULATIONS BY REGISTERED LECTRICIAN ISSUING COMPLETION CERTIFICATE TO PARTP BS7671..
- HD - FIX INTERLINKED SMOKE CHECK ALARM/HEAT DETECTORS TO BS5446
- SAC - FIX EXTRACT FANS/DUCTS TO SHOWER ROOMS+UTILITY TO 3ACH OFF LIGHT SWITCH 15MINUTES OVERRUN.
- CFAN EFAN
- 1500x1200 WINDOW 1800x2100DOORS DOUBLE GLAZED 1.6w/m²c PILKINGTON OPTITHERM, ARGON FILLED CAVITY TO DOUBLE GLAZING.
- STEEL BEAM/PIERS CONCRETE PADSTONES TO STRUCTURAL ENGINEERS DETAILS ENCASED 2x12PLASTERBOARD+2SKIM ON NOGGINS/WIRED.
- ALLOW FOR CUTTING BACK SLAB TO GARAGE TO FORM OVERPADDING TO FOUNDATION +BUILD UP BLOCKWORK TO BRING THROUGHT TO FRONT+FIX INSULATION ON DPM +BRING FLOOR UP TO LEVEL.
- ALLOW FOR INSTALLING ALL DRAINS BEFORE WORKS STARTS+ALLOW FOR ADJUSTING GAS+ELECTRIC METERS+CHECK LINE OF WATER SUPPLY.

AMENDMENTS APRIL 2019. A

- PROPOSED SIDE EXTENSION SET IN LINE TO ORIGINAL RETAINED WALL TO GARAGE AS BUILT ON SITE AND NO OVERSALE BOUNDARY.
- NEW FACING BRICK TO NEAR MATCH TO EXISTING BUILT OVER FORTY YEARS AGO.
- LANTERN LIGHT FIXED TO REAR FLAT ROOF 1.5mx1.5m.
- CONFIRM GARDEN SHED SET TO SIDE BOUNDARY BY APPLICANT 3mx2.4m 2m TO BOUNDARY RISING TO 2.4m TO GARDEN SIDE (MONO ROOF).

PROPOSED SINGLE STOREY SIDE REAR EXTENSION 162 STARRING WAY LITTLEBOROUGH 1:50

DWG NO 162LL/2 A